

**MINUTES OF A REGULAR MEETING OF THE
COMMON COUNCIL OF THE CITY OF JASPER, INDIANA
SEPTEMBER 23, 2015**

A meeting of the Common Council of the City of Jasper, Indiana, was held on Wednesday, September 23, 2015, in the Council Chambers of City Hall located at 610 Main Street, Jasper, Indiana.

Call to Order. Presiding Officer Mayor Terry Seitz called the meeting to order at 7:00 p.m.

Roll Call.

Clerk-Treasurer Juanita S. Boehm called the roll.

Mayor Terry Seitz	Present
Council members:	
Gregory Schnarr	Absent
David Prechtel	Present
Thomas Schmidt	Present
Earl Schmitt	Present
Kevin Manley	Present
Randall Buchta	Present
Raymond Howard	Present
City Attorney Renee Kabrick	Present
Clerk-Treasurer Juanita S. Boehm	Present

Boehm announced that in order to have a quorum for the meeting, a majority of the council members must be in attendance. Six of the seven council members were in attendance which is a majority; therefore, there was a quorum for the meeting.

Pledge of Allegiance. Mayor Seitz invited all those present to join him in reciting the Pledge of Allegiance.

Approval of the Minutes.

The following minutes were distributed to and examined by the Council:

1. August 19, 2015 regular common council meeting
2. August 24, 2015 special meeting-increase Beaver Dam Lake fees
3. September 10, 2015 2016 budget public hearing minutes

A motion was made by Council member Kevin Manley and seconded by Council member Thomas Schmidt to approve three sets of minutes as presented. Motion carried 6-0.

WELCOME

Mayor Seitz welcomed the boy scouts from Troop 185 who were in attendance. They are working on their citizenship in the community merit badge.

Mayor Seitz also welcomed to the meeting several students from Forest Park High School.

PUBLIC HEARING

Mayor Seitz opened the public hearing concerning the tax abatement request from Cash Wagner Enterprise LLC.

A notice appeared in the Herald on September 10, 2015, was given to the other taxing units in this economic revitalization area, was posted at city hall and was faxed to the news media.

Pete Schwiegeraht with Miller-Valentine who wants to develop a housing unit in the former JOFCO building owned by Cash Wagner Enterprise LLC was present. The development is referred to as Jasper Lofts Phase I.

Mayor Seitz asked for comments from the public. No comments were received.

Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Earl Schmitt to close the public hearing. Motion carried 6-0 and the public hearing was closed.

RESOLUTION NO. 2015-6 RESOLUTION OF THE COMMON COUNCIL CONFIRMING THE DESIGNATION OF A PORTION OF THE CITY OF JASPER AS AN ECONOMIC REVITALIZATION AREA AND APPROVING A STATEMENT OF BENEFITS

Cash Wagner Enterprise LLC
Jasper Lofts, LLC

This resolution confirms the declaratory resolution for Cash Wagner Enterprise LLC and approves their Form SB-1/real property and tax abatement application for the former JOFCO building.

A motion was made by Council member David Prechtel and seconded by Council member Randall Buchta to consider the resolution for one reading only. Motion carried 6-0. Thereafter, a motion was made by Council member Randall Buchta and seconded by Council member Earl Schmitt to read the resolution by title only. Motion carried 6-0. The city attorney so read the resolution. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Kevin Manley to pass and adopt Resolution No. 2015-6. Motion carried 6-0.

HOUSING PROJECTS

Pete Schwiegeraht with Miller-Valentine said they are working on another proposed development in the former JOFCO building owned by Cash Wagner Enterprise LLC; JOFCO Lofts Phase 2. The proposal includes a 40-50 unit workforce housing development with a \$9,000,000 development cost.

He said the proposal will be submitted for Rental Housing Tax Credit funding through the Indiana Housing Community Development Authority. These tax

credits will act as the primary funding source for the project. This is a competitive process and proposals that have local support and incentives receive higher scores and ultimately are awarded financing. He said he is here to secure two things; support and economic assistance. He said no commitment is required tonight, this is only an introduction. He added that he will come back to the next meeting with a formal request.

Schwiegeraht said Miller-Valentine is also looking at the Monster Recycling building to create a 60-80 unit 55+ age restriction senior housing project; Vine Street Lofts. The proposed development will total \$12,000,000 in development cost. This proposal will also be submitted for Rental Housing Tax Credit funding through the Indiana Housing Community Development Authority; therefore, they will need support and economic assistance from the City. A formal request will be presented at the October council meeting.

UTILITY SERVICE BOARD REPORT

General Manager of Utilities Gerald 'Bud' Hauersperger gave a report on the regular monthly Utility Service Board meeting held on September 21, 2015. A copy of the Utility Service Board minutes is supplied to each council member.

Regarding the Beaver Lake Spillway Elevation Project, Hauersperger reiterated comments he made at the September 21, 2015 Utility Service Board meeting. Hauersperger said the elevation changes are based on what Brad Popp and the Friends of Beaver Lake requested. He stated that this project will take approximately 120 days to complete and no changes will be able to be made after it gets started. He urged Beaver Lake property owners and renters that have questions or concerns about the new water levels to contact him immediately, before the project begins next week.

Council member Kevin Manley stated that Hauersperger did not need to worry about that because the renters of the lake are satisfied with the project plans.

POTENTIAL JCAC PROJECT

Jasper Community Arts Commission [JCAC] President Michael Jones said the library board has selected the Hoosier Desk site for the proposed library building and wants to partner with the JCAC to create a cultural center. He said the JCAC and the library board need to know where the City stands on this issue. DINO tax credits of approximately \$3.5 million have been approved by the state for this project; therefore, he would like the City to consider contributing \$4 million towards this project. He added that no decision is expected immediately. The JCAC will raise a portion of the \$6 million project costs.

Council member Randall Buchta asked Jones how he determined the \$6 million for costs. Jones responded by saying the cost for the cultural center is estimated at \$16 million less the \$3.5 million in tax credits so after rounding that leaves \$12 million and the City's share is half. Buchta said he has seen two reports and the estimated costs are different.

City Attorney Renee Kabrick said the estimated cost amounts on the tax credit application are different from the report showing the library's cost comparison.

Kabrick added that the DINO application amounts did not include the purchase of the building or the soft costs.

Buchta said he supports the project but the City needs to look at the cost because we need to make sure the rest of the City is run properly. He also noted that EDIT dollars are tax dollars just as property tax dollars are tax dollars.

Council member Kevin Manley asked if the tax credits can be sold dollar for dollar. Kabrick said history has been that tax credits have been sold dollar for dollar but there is no guarantee. Manley said he supports the project but everyone has to understand that we need to get down to the dollars and cents. There are a lot of projects and he does not want to spend all of the EDIT dollars on this project.

Council member Thomas Schmidt asked Jones who would be purchasing the building. Jones said the library but he is not on the library board. Schmidt then asked the president of the library board Dean Vonderheide who was present what the library board plans to do with the Hoosier Desk building. Vonderheide said in the cost estimate scenario they planned to demolish the building because of the lowest cost. Ideally they are ready to demolish the building but a lot of study still needs to be done. Schmidt said if the building is demolished, he supports the project but if they use the building that is there now, he does not support it.

Council member David Prechtel said it is a great idea but the library still needs to deal with the referendum. Council member Earl Schmitt said it is a great idea if the City can afford it. Council member Raymond Howard said if the current building is removed and they start over, he is for it.

REDEVELOPMENT COMMISSION REPORT

Redevelopment Commission President John Bell updated the council on the Riverfront Development Project and the Downtown Economic Development Project. Bell said the developer for the former Jasper Cabinet property will present plans to the council at their October meeting as well as explain the need for a TIF district for that area.

ORDINANCE NO. 2015-21 AN ORDINANCE APPROPRIATING ADDITIONAL MONEY FOR THE CITY OF JASPER, INDIANA FOR THE REMAINDER OF THE YEAR ENDING DECEMBER 31, 2015

This ordinance appropriates money for the remainder of 2015.

A notice to taxpayers appeared in the Herald on September 12, 2015. First reading was held on August 19, 2015.

The following changes were made to Ordinance No. 2015-21 since first reading:

[1] Added \$180,000 to the transfer line in the Riverboat Fund for the Beaver Lake Spillway Elevation project

[2] Added \$15,000 to the transfer line in the Beaver Dam Lake Fund for the Beaver Lake Spillway Elevation project

[3] Added \$161,000 to the EDIT Fund for the Jasper Lofts incentive

Mayor Seitz then asked for public comments. No comments were received.

Thereafter, a motion was made by Council member Raymond Howard and seconded by Council member David Prectel to read the ordinance by title only on second reading. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Kevin Manley to approve the ordinance on second reading. Motion carried 6-0.

A motion was made by Council member Randall Buchta and seconded by Council member Raymond Howard to read the ordinance by title only on third and final reading. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Earl Schmitt to pass and adopt Ordinance No. 2015-21 on third and final reading. Motion carried 6-0.

ORDINANCE NO. 2015-22 AN ORDINANCE APPROPRIATING MONEY FOR THE CITY OF JASPER, INDIANA FOR THE YEAR 2016

This ordinance appropriates money for the 2016 budget. First reading was held on August 19, 2015 and a public hearing was held on September 10, 2015.

A motion was made by Council member Randall Buchta and seconded by Council member Earl Schmitt to read the ordinance by title only on second reading. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Raymond Howard and seconded by Council member Kevin Manley to approve the ordinance on second reading. Motion carried 6-0.

A motion was made by Council member David Prectel and seconded by Council member Thomas Schmidt to read the ordinance by title only on third and final reading. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Raymond Howard and seconded by Council member Earl Schmitt to pass and adopt Ordinance No. 2015-22 on third and final reading. Motion carried 6-0.

ORDINANCE NO. 2015-23 AN ORDINANCE LEVYING TAXES AND FIXING THE RATE OF TAXATION FOR THE CITY OF JASPER, INDIANA, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016

This ordinance shows the advertised tax rate of .9848 for the 2016 budget. First reading was held on August 19, 2015.

A motion was made by Council member Randall Buchta and seconded by Council member Earl Schmitt to read the ordinance by title only on second reading. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion

was made by Council member David Prechtel and seconded by Council member Earl Schmitt to approve the ordinance on second reading. Motion carried 6-0.

A motion was made by Council member Randall Buchta and seconded by Council member Earl Schmitt to read the ordinance by title only on third and final reading. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Kevin Manley to pass and adopt Ordinance No. 2015-23 on third and final reading. Motion carried 6-0.

ORDINANCE NO. 2015-25 AN ORDINANCE AFFIXING SALARIES AND WAGES FOR THE UTILITY EMPLOYEES OF THE CITY OF JASPER, INDIANA, FOR THE YEAR 2016

This ordinance increases pay for full time positions by 1.5%.

A motion was made by Council member Raymond Howard and seconded by Council member Randall Buchta to consider the ordinance for one reading only. Motion carried 6-0. Thereafter, a motion was made by Council member Randall Buchta and seconded by Council member Thomas Schmidt to read the ordinance by title only. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Earl Schmitt to pass and adopt Ordinance No. 2015-25. Motion carried 6-0.

ORDINANCE NO. 2015-26 AN ORDINANCE AFFIXING SALARIES AND WAGES FOR THE ELECTED OFFICIALS AND THE CIVIL CITY EMPLOYEES OF THE CITY OF JASPER, INDIANA, FOR THE YEAR 2016

This ordinance gives a 1.5% increase for full time positions and \$.50 per hour increase for park department seasonal/temporary positions for the year 2016.

A motion was made by Council member David Prechtel and seconded by Council member Earl Schmitt to consider the ordinance for one reading only. Motion carried 6-0. Thereafter, a motion was made by Council member Thomas Schmidt and seconded by Council member Randall Buchta to read the ordinance by title only. Motion carried 6-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Earl Schmitt and seconded by Council member Kevin Manley to pass and adopt Ordinance No. 2015-26. Motion carried 6-0.

Adjournment. There being no further business to come before the board, a motion was made by Council member Thomas Schmidt and seconded by Council member Earl Schmitt to adjourn the meeting. The motion carried 6-0 and the meeting adjourned at 8:07 p.m.

The minutes were hereby approved _____ with X without corrections or clarification this 21st day of October, 2015.

Mayor Terry Seitz
Presiding Officer

Attest: _____
Juanita S. Boehm, Clerk-Treasurer